

Serving the soldiers and civilians of the Office of the Deputy Chief of Staff, Engineer.

From the Engineer

As we begin the New Year, my wife, Katie, and I would like to thank the entire Engineer Family throughout USAREUR for your hard work in the past year.

I hope all of you had an enjoyable and relaxing holiday season. It's good to be back after the holidays and some time off and I'm looking forward to the many continuing challenges in the coming year.

Each of you, from our diverse engineer family, active duty, reserve component, civilian and family members, play an integral part in accomplishing our mission. In my 15 months here, I have been very impressed by the hard work and professionalism displayed.

Major items that we will be working hard on this year include:

Deployment Support:

We will continue to be deeply involved in planning, resourcing and providing soldiers and equipment for, among others, Bosnia, Macedonia and Kosovo missions. USAREUR remains the major command on the ground. We will continue to provide all engineer oversight and supervision to our troops down range.

Housing:

FY99 was a great year

for housing; USAREUR received \$74M to renovate 15 barracks buildings or 1,072 soldier spaces to the DoD 1+1 standard, and family housing saw the influx of \$122M to renovate 1,259 family quarters.

These funds would not have been appropriated without the convincing documents you presented to congressional, DA and DOD delegations here and in Washington D.C.

I am grateful for hard work and continued support, as are our soldiers and their families who benefit from these projects. Quality of life continues to enjoy congressional support. We are 'breaking ground' all over USAREUR and we are well on our way to reach the funding buyout for barracks in 2008 and for family housing in 2010.

Real Estate:

USAREUR continues to administer over 2,000 leases with a total rental in excess of \$75M for AFH, OMA and contingency-ops facilities.

In Kosovo, with the coming establishment of a recognized civil government and as ownership issues are resolved, there will be a time sensitive requirement to place all of the private properties occupied by our troops with the private owner.



BG Steven R. Hawkins

As you can see from just these few examples, our plate remains full for the foreseeable future. But challenges are our forte; this is the strength of the Engineer Corps.

Funding remains tight so I ask each of you to make the best possible use of the resources we have.

We can stretch our money and manpower through sound planning, intelligent training, quick responsiveness to our customers, and by making the best possible use of the assistance and support provided by the Corps of Engineers, the Installation Support Center, the Army laboratories, and other agencies.

So, in spite of the challenges, let's have a prosperous, productive New Year. I look forward to continuing the close working relationship with all of you.

Essayons! BG Steven R. Hawkins Office of the Deputy Chief of Staff, Engineer

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Come & Celebrate the Engineer Ball

Mark your calendar now!

3 June 2000



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Civilian Personnel News

The following personnel received awards at the All-Hands Meeting held in the Casablanca on Campbell Barrack January 3, 2000. (Information provided by the ODCSENGR Personnel Management Office)

Performance Awards

Mr. ACHMAR	PW
Mr. ALLEN	PW
Ms. BUENO-EDWARDS	PW
Ms. CLEMENCE	PW
Mr. CURRIE	PW
Mr DEJESUS	PW
Mr. EDWARDS	PW
Mr. ENTREKIN	PW
Mr. DAVIS	PW
Ms. GOSLANT	PW
Ms. HAYS	PW
Ms. HEARNS	MGT
Ms. HERION-KOEPFER	MGT
Mr. KOHLMYER	PW
Ms. LEONARD	PW
Mr. LINZ	PW
Mr. R. LOEFFLER REF	O-MUNICH
Mr. LUU	PW
Ms. MARINOV	PW
Mr. MITCHELL	PW
Mr. MONTGOMERY	EOPS
Ms. MUECK	PW
Mr. NICHOLLS	PW

Mr. PATTON	PW
Mr. PEASLEY	PW
Mr. PEDERSEN	PW
Dr. PRESTON	PW
Mr. RAHMAN	PW
Mr. RODRIGUEZ	PW
Mr. ROGERS	PW
Mr. ROSHAN-MONIRI	PW
Mr. RUIZ-VASQUEZ	PW
Mr. SARVER	PW
Mr. SHAFII	PW
Mr. SISKA	PW
Mr. SLENKAMP	PW
Mr. TOOR	PW
Mr. ULLRICH	PW
Mr. WACHS	PW
Mr. WALKER 60TH	ENG DET
Mr. WEST	PW
Mr. WILSON 60TH	ENG DET
Mr. ZETTERSTEN	PW
Mr. ZETTL	RE
22112	

Quality Step Increase

Mr. DELAAT	EOPS
Mr. JORDAN	RE
Mr. WINKLER	PW

Special Act Award

Mr. TACANG RE

On-the-Spot Cash Award

60TH ENG DET

Mr. WARNE

Mr. HENDRIKS PW

Certificate of **Promotion**

Ms BROOKINS	PW
Mr. BURKHARDT	REFO-MNH
Ms. DUGGER	RE
Mr. FOOTE	PW
Mr. LENNARTZ	PW
Ms. LOTFI	PW
Ms. NIELSEN	PW
Ms. NISTL	REFO-MNH
Mr. SMITH	PW

Length of Service Award

Ms. BECHTEL	<i>REFO-MNH</i>
Mr. CURRIE	PW
Ms. MARINOV	PW
Mr. TROST	PW

Note From the Editor

The purpose of **The Scoop** is to tell the stories of the people that work in ODCSENGR. **The Scoop** will be published ever other month in a printed form and online. I will send an email to all users with the address of the current edition when it is completed.

What I need from you -- short stories about the achievements of your division or people that you work with. Stories should be approximately 150 to 300 words. Photos of the event or person the story is about would also be helpful.

What you will get in return -- a forum

to let everyone in ODCSENGR know about your achievements or changes in your programs.

The deadline for submission for the March edition of the Scoop will be 10 February. Please email your stories to the GRAPHICS email account.

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Program Management

Integrated Facilities Systems Software Changes

By Kurt Kohlmyer

A couple of interesting changes will be coming to IFS in the next few months.

ICP 12-01

Interim Change Package (ICP) 12-01 will bring with it an interface to the new Defense Property Accountability System (DPAS).

OSD selected DPAS as the DOD migratory property accountability system in 1994. DPAS and its interface with IFS will bring the Army into compliance with the Chief Financial Officer's Act of 1991, which requires depreciation and capitalization of general equipment. It is the key enabler for the Army's compliance with this DoD directive.

DPAS evolved from Equipment Information Management System (EIMS), a property accountability system used by USAMC installations. The purpose of the IFS - DPAS interface is to furnish data pertaining to vouchered capital acquisitions and improvements to and from the Defense Property Accountability System (DPAS). Each facility and capital improvement the Army owns or has a vested financial interest in and meets the financial threshold for recording must be contained in DPAS.

Furthermore, select facilities must be identified as heritage or national defense assets as defined in Volume 6B of DOD Financial Management Regulation 7000.14-R. This information will be ultimately used to valuate the real property

inventory reported in the Army's Annual Financial Report.

In time, DPAS will also furnish the same information to Installation level accounting systems through interfaces with existing and planned financial systems. Interface data flows both from IFS to DPAS and from DPAS to IFS.

IFS is the source of DPAS information for all property in which the DPW has accountability and a financial interest. Improvements initiated by DOD activities and other tenants having a financial interest in the cost of the improvement will be recorded in DPAS by the tenant organization and sent to IFS via the interface. Training for USAREUR sites is to be held in Heidelberg during the weeks of 14 and 21 February 1999.

SCP13-01

Systems Change Package (SCP) 13-00 is currently under software development and will provide the new Contract Management System (CMS).

This package is targeted for release in the second quarter of FY00. CMS will provide automation support to the tracking and management of DPW contracts from initial concept to contract completion.

In November 1997, the IFS Configuration Control Board voted to replace the current IFS Contract Module with an entirely new product modeled after a Fort Lewis system. CMS was originally modeled by Fort Lewis to more accurately



capture contract package/project data in line with the way engineers, technicians and inspectors perform their jobs.

Basically, CMS differs from the current IFS Contract Management Module, which it will replace, in several major ways.

First, it allows complete tracking of a project/package from concept to completion.

Second, it captures and displays cost information at the obligation, expensed and accrued levels.

Third, "all" costs are captured at the (CLIN) contract line item number level and not at the job phase level as in IFS Contract Module. Concurrent with this SCP is a move to a later version of Solaris and Oracle.

Housing

HOMES 3 data base system online in USAREUR

The Housing Operations Management System 3 (HOMES3) has been successfully fielded in 22 USAREUR housing/furnishings offices and 16 remote sites.

In order to meet Y2K compliance requirements, the Army Housing office developed HOMES3 which is a Y2K compliant system that greatly improves customer service operations.

The major change with the HOMES3

system is that it is one database, that supports both housing and furnishings operations.

The new system allows housing managers to establish office procedures in such a way that customers will only need to see one housing representative regardless of the type of service they require (onpost, off-post, furnishings and unaccompanied housing).

HOMES3 is an extremely userfriendly system (designed in visual basics) that significantly reduces the time it takes to in-process customers.

Additionally, both the housing and furnishings offices have received new Y2K compliant hardware in support of the new HOMES3 system. For more information contact Geert-Jan Hendriks at DSN 370-8427.

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Environmental

Indoor air quality a problem in Europe

By Chris Woodruff

Indoor air quality has not been a major concern very recently. In fact, people considered indoor air quality to be better than outside air. However, today, we know that indoor air is found to have higher concentration of know irritants than outside air.

This realization began during the oil crisis of 1970's. Environmental awareness and high-energy cost forced new emphases on energy savings. As a result, design and renovation of buildings took a new turn.

In the US, these changes took the form of reduced fresh air intake and sealing the buildings. Here in Europe, new airtight double/triple pane windows replaced the older ones and additional insulation was added to walls and roofs.

These changes increased energy efficiency but caused problems with indoor air quality. Buildings offer denser human populations that result in greater odors. For example, in non-Federal buildings second hand tobacco smoke became a major health issue.

Also, newly installed carpets and



furniture often admit vapors and gasses form in the air. These air pollution problems used to be diluted by outside air but now they are concentrated.

Additional problems came from the buildup of moisture allowing molds, fungi, and bacteria growth. The organics can become airborne in the form of spores or mists. People are allergic and sensitized to the airborne organics report problems even when the concentrations are undetectable.

The lack of mechanical ventilation and the enormous design life of buildings

often cause problems unique to Europe. Most of Europe has a much cooler climate. The cooler climate does not requiring air-conditioning, so air-handling systems are not used.

A mechanical air handling system can ensure proper ventilation year-round. In winter, the windows are kept closed to keep the heat in and to save energy. This results in the buildup of moisture and can adversely affect air quality.

Further, in Europe with the high cost of land and the design requirement for a longer building lifecycle, buildings are often not destroyed but refurbished. Older buildings can often create micro climates for yeast and fungi.

To help control indoor air problems here in USAREUR, the following steps should be taken: Open windows during the winter for short periods of time especially during showers and cooking to prevent buildup of fumes, smoke and moisture. Dust and mop the floors frequently. If water soaks a carpet or other porous organic surface get it dry quickly.

Most importantly, don't smoke i-doors.

Facilities Engineering

Energy Savings Performance Contracting in USAREUR

Energy Savings Support Performance Contracting (ESPC) is an alternative to the traditional method of financing energy saving facility improvements.

Through this process, a contractor will evaluate, design, and fund installation of energy conservation projects in government facilities at their own expense, in order for a share of the resulting energy savings.

When the completed projects demonstrate a measurable reduction in utility costs, the government pays the contractor either all or a portion of that savings, as negotiated and agreed upon before the project is implemented. In a sense, we are reprogramming utility expenses to pay for facility improvements. If the projects don't save money, the contractor is not due payment.

Senior leadership within the Department of the Army, Office of the Secretary of Defense, and the Department of Energy are promoting this government and private industry partnership as the recommended means to improving the energy efficiency of our facilities, in times of reduced budgets for energy conservation projects. Several of these contracts are already in effect at CONUS locations, with favorable results.

For two years, the Facilities Engi-

neering Division has been working with people at US Army Corps of Engineer offices in Huntsville and Wiesbaden to develop such a contract for use in USAREUR. The hurdle of getting a contract awarded has finally been cleared.

After a thorough solicitation process where offerors were evaluated and scored on a number of technical and financial qualification factors, Europe District has awarded multiple contracts for use in our facilities located in Germany.

Because of differences in host nation laws, a contract for a single country could

ESPC cont. on Page 5

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Housing

BLIC Towers allow quick apartment expansion

A n innovative construction process that adds outside towers to existing Army family housing units is underway at 26th ASG's Patrick Henry Village in Heidelberg, Germany.

In addition to expanding square footage of select three and four bedroom apartments, this project also provides a second bathroom and a private laundry in every apartment. Both, a second bathroom and private laundry, are important quality of life issues for soldiers and their families stationed in Europe.

This unique program, the Bathroom and Laundry Investment Campaign (BLIC), can be accomplished more quickly than normal renovations because occupants do not have to move out during the construction process.

As a result of this time and moneysaving shortcut, we project that approximately 10,000 soldiers and their families will receive a second bathroom and private laundry by 2010.

To initiate the BLIC program, three independent architects studied past projects. They determined that towers were the best solution to meet the requirement of adding a second bathroom and private laundry to undersized three and four bedroom units.

To ensure that units can remain œcupied during construction, the solution suggested to construct towers first and

Both, a second bathroom and private laundry, are important quality of life issues for soldiers and their families stationed in Europe.

then emplace a dust wall to provide a barrier between occupied units and the area where breakthrough construction will α -cur.

The dust wall will remain in place for two to three weeks while the breakthrough is made. Once the dust wall is removed, occupants will be able to enter and use their new bathrooms. It will take approximately 14 weeks to complete a tower.

The per unit cost for BLIC towers is approximately \$40,000. This includes the cost of fixtures for the second bathroom, cabinets, new washers and dryers, and an additional 100 square feet of living space, depending upon the particular building and apartment.

The initial BLIC towers on buildings 4412, 4413, and 4421 in Heidelberg are nearing completion with the first buildings (4412 and 4413) completed by December 1999 and the final building (4421) completed by February 2000.

The entire project of 126 apartments is expected to be completed by Au-



A completed BLIC tower.

gust 2001. Construction of a second 198-apartment BLIC project in the 104th ASG community of Wiesbaden, Germany, is scheduled to begin by March 2000 with a completion date of March 2002.

BLIC is only one component of USAREUR's plan to bring Army Family Housing units up to standard by 2010.

Other components, such as renovations in-kind and right-sizing, will be used in order to provide private laundries in all units and second bathrooms in three- and four-bedroom units on remaining units in USAREUR (approximately 10,000) as USAREUR continues to work on improving the quality of life for its soldiers and their families.

ESPC cont. from Page 4

be put into place faster than one for all of USAREUR. Contracts for use in the 22nd and the 80th ASG facilities are planned for later this year.

Initial contracts were awarded to Johnson Controls Inc. Regelungstechnik GmbH from Essen, Noresco from Framingham Massachusetts (USA), and Honeywell AG from Offenbach, with individual contracts awarded for each ASG in Germany. The matching up of contractors to ASGs was based on each offeror's numerical evaluation rating with respect to each ASG's annual utility costs. The

highest rated offeror was assigned the ASG with the greatest annual utility costs and theoretically, the greatest potential for ESPC work. The two top scoring offerors were each awarded contracts for two ASGs.

During November and December, EUD conducted post-award conferences with each of the contractors. In the upcoming months, the ESPC project managers for EUD and HQ USAREUR, Clif Rope and Jim Paton respectively, are meeting with ASG and BSB representatives to introduce the contractors and dis-

cuss execution procedures.

Ultimately, the contractors will be working directly with the BSBs. With cutbacks in energy conservation facility improvement funding programs such as the Federal Energy Management Program (FEMP) and Energy Conservation Investment Program (ECIP), ESPC is fast becoming the only way to improve some of these maintenance-intensive, older energy consuming systems.

For more information contact Jim Paton of the FE Division at 370-8334.■

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Housing

CHRRS a success in Darmstadt

By Hans Forssbohm

In 1998, the 66 MI Brigade relocated from Augsburg to Darmstadt, Germany. The relocation brought many personnel who required private rental housing support.

At that time there was a shortage of personnel in the Community Homefinding, Relocation and Referral Services (CHRRS) Office to support the additional requirement.

Due to the lack of personnel, customers rated services as poor and most felt that they were "on their own" when it came to off-post housing assistance.

Customers felt that when services were provided they were not timely. No service was provided on weekends or after normal duty hours. Transportation to and from prospective rental units was not available. There were limited listings and limited lease reviews.

TLA payments increased while services continued to decrease. This resulted in dissatisfaction with residents and landlords. Additionally, units could not be retained when vacated.

Darmstadt Housing Division knew they needed to look for better ways to support the housing needs of 66 MI Brigade personnel and future customers. Outsourcing became the answer.

On September 1, 1998, Darmstadt's CHRRS mission was contracted out. Services were established through a firm fixed price contract.

Services are predominantly provided to company grade officers, unaccompanied senior enlisted soldiers, unaccompanied officers, and DOD civilians.

Three full-time employees currently staff the CHRRS office. The Contracting Officer's Representative for contract oversight is the former Housing Services Branch Chief while the senior housing referral counselor fulfills the function of the quality assurance evaluator.

The new CHRRS operation led to improved customer service. Statistics showed 99% of the customers began rating the service as good to excellent! New office hours were extended until 2000 hours on Thursdays and from 0800 -1200 hours on Saturdays.

The CHRRS personnel who are fluent in both German and English conduct all negotiations at the rental property. Retention of off-post units has increased. TLA costs have decreased due to the more efficient way of doing business. The program has provided improved quality of life for customers in Darmstadt!■



Services provide by the contractors:

- Applications and inprocessing briefs
- Referrals to available private rentals
- Record keeping, reporting, and automated data processing
- Out-processing of customers
- Relocation Services
- Customer service and complaints
- Acquisition of units
- In/out checks to include adequacy inspections
- Transportation services

Engineer Support Center

DEPLOYMENT OF SUPPLY 2000 AUTOMATION SYSTEM

The Engineer Support Center's (ESC) Supply Branch has started deployment of Supply 2000 automation system to meet the growing demands placed upon the in-house Supply Support Activity aged system.

This will benefit ESC SSA's customers in many areas. In the near future, we will load the Supply 2000 software on our IPBO, CFMO, and ASG Food Service

Advisors' office personnel computers. They will have access for view only of our catalog and authorize stockage list (ASL).

Visibility is vital in the revolution of military logistics, and Supply 2000 gives ESC that tool to offer its customers. With this new technology, ESC Supply Branch will improve its operation in request and receipt processing time, inventory and survey accuracy, and demand satisfaction.

These areas are vital to the efficiency and effectiveness of any supply support activity. Supply 2000 technology capability provides ESC with real time data processing that enables us to be more proactive and responsive to our customer needs.

For more information about the Supply 2000 Automation System contact CW2 Patrick W. Bush at DSN 343-7885.

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1999 Year in Review

It was a very busy year in 1999. Actions in the Balkans, stationing initiatives, and the opening of the floodgates for money to renovate USAREUR facilities has kept every one very busy. Below are a few pictures and some of our achievements.

The Balkans

Military Engineers were very busy in Kosovo. They built:



233 SEAHUTs to house 7,000 personnel
28 Motorpools
20 Guard Towers
56 Helipads
9,800 Meters of Perimeter berm
12,200 Meters of Perimeter Fencing
Over 9500 Meters of roads
2 Dining Facilities
2 Chaples
One weekend cleared over 300KM of snow and ice covered roads.



"Out of Tents by 1 October"

(**Top**) Soldiers move into a new SEAHUT at Camp Bond Steel. (**Above**) The SEAHUT complex at Camp Bond Steel houses more than 5000 soldiers.

Housing and Barrack Renovations



Housing renovations include modern kitchens (**Above**) and more living space (**Below**).



The Public Works Division handled many projects during 1999. Some of the most important were Housing and Barracks Renovations.

Housing

- During FY 99 ODCSENGR
 Funded \$122M of family housing projects.
- When completed, these projects will provide 1,259 renovated family housing units.

Barracks

- During FY99 USAREUR received \$74M of barracks funding for the renovation of 15 buildings.
- Forty-eight barracks projects are currently under construction providing 2,623 soldier spaces at a cost of \$218.8M.
- Thirteen barracks project were completed providing 443 soldier spaces at a cost of \$42.1M.



Barracks renovations give unaccompied personnel semi-privates living spaces (Above) with share bath facilities (Below).



European Region, Alive and Well: Moving into the 21st Century

By Robert Kass

or the second time this year, the European Region Professional Housing Management Association (PHMA) sponsored a multi-chapter meeting.

Attendees gathered for a full day of training followed by discussing the Professional Development Seminar (PDS) planned for October 2000 in Heidelberg, Germany.

The meeting was held in the small town of Valkenburg, in the South Limburg region of The Netherlands, just a stone's throw away from the offices of the meetings sponsor, the 254th BSB Housing Office (Schinnen).

Valkenburg is located at the Southeastern tip of The Netherlands in an area that is steeped in history and well preserved. It is a region rich in diversity, having churches, castles, stately farmhouses, and sidewalk cafes and blended within the undulating hill country.

Sixty PHMA members from installations and bases in England, Italy, Belgium, Germany, and The Netherlands attended the meeting. Also attending were two visitors from the United States, Mr. Wilkie Wilkerson, PHMA International (Coordinator of the European PDS), and William Barnetson of the National Asso-



ciation of Housing and Redevelopment Officials (NAHRO).

Wilkerson presented the PDS 2000 plan and requested suggestions for a theme, training and guest speakers.

An Icebreaker on Friday evening, including a welcome address given by the LTC Guadalupe, the 254th BSB Commanding Officer, kicked-off the weekend meeting.

Saturday training included presentation of issues by various key housing personnel from all Services. COL Philip Federle, Assistant, Deputy Chief of Staff, Engineer provided an USAREUR over-

view; Barnetson detailed the similarities between Public Housing and Department of Defense Housing. Doctor De Forest W. Colegrove of the University of Maryland, Treebeek Campus, also lectured.

Colegrove discussed cross-cultural differences, multicultural conflict, culture shock, how to manage and appreciate cross cultural differences and basic communication guidelines.

After training, the hosts conducted a tour of the American Cemetery in Margraten and a guided tour of the Village of Maarstricht. The cemetery is the final resting place of 8,000 fallen American war heroes of World War II.

The tour of Maarstricht included the historic downtown area, which proudly displays remains from the Roman era, city walls, ground fortifications, and bathhouses.

The group also visited one of the many churches and the castle. Transportation was on an English double-decker bus.

The day concluded with a joint dinner in one of the town's restaurants along the river and after the bus ride back to the hotel for a late night cappuccino.

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MPS

